

विकास नियंत्रण नियमावली-पुणे

**महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ च्या
कलम ३७(२) अन्वये फेरबदल प्रस्ताव मंजूर
करणेबाबत.**

महाराष्ट्र शासन

नगर विकास विभाग,

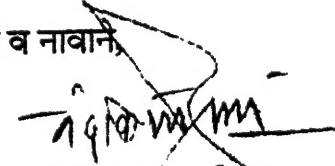
मंत्रालय, मुंबई-४०००३२

शासन निर्णय क्रमांक: टिपीएस-१८०६/३८/प्र.क्र.३३/०६/नवि-१३

दिनांक:- १० एप्रिल, २००७

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,



(नंदकिशोर पाटील)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक नगर रचना, पुणे विभाग, पुणे.

आयुक्त, पुणे महानगरपालिका, पुणे.

सहायक संचालक नगर रचना, पुणे शाखा, पुणे.

ध्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतचे शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक, नगर रचना, पुणे विभाग, पुणे, आयुक्त, पुणे महानगरपालिका, पुणे व सहाय्यक संचालक, नगर रचना, पुणे शाखा, पुणे यांना पाठवाव्यात)

कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदरहू सूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

निवडनस्ती (नवि-१३)

NOTIFICATION

**Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai 400 032.**

Dated 10th April, 2007.

**Maharashtra
Regional &
Town Planning
Act 1966.**

No. TPS-1806/38/CR-33/06/(6033)/UD-13:

Whereas, the Development Plan of Pune (hereinafter referred to as the "said Development Plan") along with the Development Control Rules (hereinafter referred to as "the said Rules") has been sanctioned under the provisions of section 31(1) of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") by the Government of Maharashtra vide Notification No. TPS-1884/1377/CR-220/84(iii)/UD-7, dated 5th January, 1987 so as to come into force from 5th February, 1987;

And whereas, the Urban Development Department of Government of Maharashtra issued directives to the Municipal Corporation to incorporate special regulations for development of IT/ITEs (hereinafter referred to as "the said Regulations") in the said rules (hereinafter referred to as "the said modification") under section 37(1) and 154 of the said Act vide letter No. Misc/TPS-2004/687/CR-26/2004/2006 dated 20th May, 2004;

And whereas, Pune Municipal Corporation has completed the procedure under section 37 of the said Act to incorporate the said Regulations with certain amendments in the said Rules and submitted the proposal to Government for sanction vide their letter No. DPG/287 dated 5th January, 2006;

And whereas, Government of Maharashtra after consulting the Director of Town Planning, Maharashtra State, Pune is satisfied that the said Modification is necessary in the public interest and should be sanctioned;

Now, therefore, in exercise of the powers conferred under section 37(2) of said Act, the Government hereby sanctions the said modification to said Rule as per Appendix-W. And for that purpose amends the said notification as follows.

After the last entry in the schedule of Modifications to the said notification sanctioning the said regulations the following new entry shall be added viz;

APPENDIX-W

SCHEDULE

Special Regulations for development of IT/ITES

Modi- fication No.	Subject	Version of modification.
1	Definitions	<p>In the context of the policy, the Information Technology Industry, Industry, IT Services and IT Enabled Services as defined below:</p> <p>IT Taskforce of Government of India has defined IT software as follows:-</p> <ul style="list-style-type: none">a) IT Software: IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.b) IT Hardware: IT Hardware covers approximately 150 I.T. products notified by Directorate of Industries.c) IT services and IT Enabled Services: These include various IT Services and are defined by the IT Task force of the Government of India as follows: <p style="padding-left: 40px;">"IT Service including IT Enabled Service is defined as any unit that provides services, that result from the use of any IT Software over a Computer System for realizing any value addition".</p> <p style="padding-left: 40px;">The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time".</p>
2	Height of the room for ITE	Notwithstanding anything contained in these regulations any telematic equipment storage erection facility can have a height as required for effective functioning of that system.
3	Covered antenna to be free of	Any covered antenna/dish antenna/communication tower will be allowed to be erected free of FSI if used for Telecom (basic cellular or satellite telephone) or ITE

	FSI.	purposes, which shall include equipment relating to earth station, V-Sat, Routes, Transponders and similar IT related structures or equipment.
4	ITEs to be allowed in Residential Zone.	"Notwithstanding anything contained in these regulations, IT/ITES on the plots/premises fronting on roads having width more than 12.0 mt." shall be allowed.
5	ITEs to be allowed in Service Industries Zone (I-1)	IT/ITES shall be permitted in I-1 Zone and Services Industrial Estates on all plots fronting on roads having width more than 12 metre".
6	ITEs to be allowed in General Industries Zone (I-2) and Special Industrial Zone (I-2)	"IT/ITES shall be permitted on all plots fronting on roads having width more than 12 metre".
7	ITEs to be allowed in No Development Zone/ Green Zone earmarked in the Development Plan.	<p>Development of IT/ITES with ancillary residential development shall be allowed in No Development Zone subject to the following:-</p> <ul style="list-style-type: none"> (i) The total FSI shall not exceed 0.20. (ii) Residential development shall not exceed one third of the total built-up area. (iii) Construction of ITE/ancillary Residential use may be permitted (in a suitable location so as to keep as much of remaining space open) upto 20% on 10% of the area of plot. On remaining 90% plot, trees shall be planted at the rate of 500 trees per hectare. (iv) Sub-division of land shall be permitted with area of the plot so sub-divided being not less than 4000 sq.mt.
8	Additional FSI to IT/ ITEs	<p>Subject to approval by Director of Industries, the Commissioner/Chief Officer or as the case may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI as under (including for IT/ITES units located in NDZ/Green Zone/Agriculture Zone proposed in the Development Plan or Regional Plan.)</p> <ul style="list-style-type: none"> (i) 100% additional FSI shall be made available to all IT/ITES units in public IT parks. (ii) 100% additional FSI shall also be made available to all registered IT/ITES units located in Private

		(iii)	IT Parks approved by the Directorate of Industries. Permission for erecting towers and antenna upto the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself.
9	General Terms/ Conditions applicable for development of IT/ ITES units.	(i)	Additional FSI to IT/ITES units would be available only upon full utilisation of basic admissible FSI.
		(ii)	Additional FSI to IT/ITES units would be available to IT/ITES Parks duly approved by the Directorate of Industries.
		(iii)	The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner.
		(iv)	25% the total premium shall be paid to the Govt. and remaining 75% amount shall be paid to the said respective Municipal Corporation, Municipal Councils, Special Planning Authority or New Town Development Authority. Where no such Planning Authority exists the share of premium shall be paid to the MIDC.
		(v)	The premium so collected by the Planning Authorities/MIDC shall be primarily used for development/ upgradation of off site infrastructure required for the IT/ITES park and the utilisation of this premium shall be monitored by the empowered committee.
		(vi)	In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the respective Planning Authority or the MIDC as the case may be shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works the said Planning Authority /MIDC shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority/MIDC.
		(vii)	<u>Users/Services ancillary to the IT/ITES:</u> While developing site for IT/ITES with additional FSI, users ancillary to the principal user, as may

		<p>be approved by the Directorate of Industries shall also be allowed.</p> <p>(viii) No condonation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional FSI.</p>
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Note:- The said modification is kept open for inspection of the general public in the office hours on all working days in the office of the Commissioner, Pune Municipal Corporation, Pune.

By order and in the name of the Governor of Maharashtra,



(Nandkishor Patil)

Under Secretary to Government.